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MIR: Material Info

The Material Information Affecting this Property

Tuesday 21st October 2025



PURWELL LANE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,097 ft ² / 102 m ²
Plot Area:	0.1 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,333
Title Number:	HD222318

Tenure: Freehold

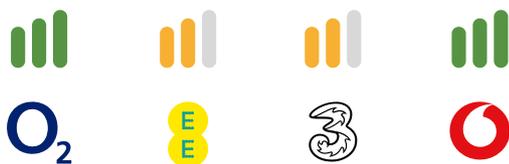
Local Area

Local Authority:	North hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1A Purwell Lane Hitchin SG4 0NE*

Reference - 03/00705/1HH	
Decision:	Decided
Date:	29th April 2003
Description:	First floor side extension and rear conservatory.

Planning records for: *1B Purwell Lane Hitchin Herts SG4 0NE*

Reference - 01/01042/1HH	
Decision:	Decided
Date:	03rd July 2001
Description:	Two and single storey side extensions.

Planning records for: *1 Purwell Lane Hitchin Hertfordshire SG4 0NE*

Reference - 21/00647/FPH	
Decision:	Decided
Date:	01st March 2021
Description:	Single storey side extension

Reference - 01/01607/1HH	
Decision:	Decided
Date:	12th October 2001
Description:	Single storey side extension.

Planning records for: **3 Purwell Lane Hitchin SG4 ONE**

Reference - 77/00181/1	
Decision:	Decided
Date:	11th February 1977
Description:	Erection of porch and bay window

Reference - 93/00499/1HH	
Decision:	Decided
Date:	10th May 1993
Description:	Pitched roof over existing rear extension.

Planning records for: **4 Purwell Lane Hitchin SG4 ONE**

Reference - 93/00491/1HH	
Decision:	Decided
Date:	07th May 1993
Description:	Front porch and pitched roof over existing bay window.

Reference - 88/00320/1	
Decision:	Decided
Date:	26th February 1988
Description:	Single storey rear extension.

Planning records for: **4 Purwell Lane Hitchin SG4 ONE**

Reference - 88/00080/1	
Decision:	Decided
Date:	22nd January 1988
Description:	Single storey rear extension

Planning records for: **5 Purwell Lane Hitchin SG4 ONE**

Reference - 84/00495/1	
Decision:	Decided
Date:	26th March 1984
Description:	Erection of replacement single storey rear extension

Planning records for: **7 Purwell Lane Hitchin SG4 ONE**

Reference - 94/00024/1HH	
Decision:	Decided
Date:	05th January 1994
Description:	First floor rear extension.

Reference - 89/00158/1	
Decision:	Decided
Date:	30th January 1989
Description:	Single storey rear extension

Planning records for: **8 Purwell Lane Hitchin SG4 ONE**

Reference - 93/01165/1HH	
Decision:	Decided
Date:	15th October 1993
Description:	Single storey rear extension.

Reference - 14/02007/1HH	
Decision:	Decided
Date:	25th July 2014
Description:	Part first floor and part single storey rear extension and two storey side extension. Side roof extension and insertion of rear dormer window, rear roof light and two front roof lights to facilitate conversion of roof space into habitable accommodation following demolition of existing detached garage.

Planning records for: **9 Purwell Lane Hitchin SG4 ONE**

Reference - 12/01412/1HH	
Decision:	Decided
Date:	16th July 2012
Description:	Rear conservatory

Planning records for: **10 Purwell Lane Hitchin Hertfordshire SG4 ONE**

Reference - 18/01698/FPH	
Decision:	Decided
Date:	26th June 2018
Description:	Part two storey and part single storey rear extension

Planning records for: **12 Purwell Lane Hitchin SG4 ONE**

Reference - 16/02704/1HH	
Decision:	Decided
Date:	24th October 2016
Description:	Rear dormer window (as amplified by additional information received 09/12/2016).

Reference - 21/01180/FPH	
Decision:	Decided
Date:	16th April 2021
Description:	Single storey rear extension, replace existing windows, recladding of the existing front elevation dormer, and insertion of rooflights to existing side (south west and south east) elevations

Planning records for: **14 Purwell Lane Hitchin Hertfordshire SG4 ONE**

Reference - 25/02342/LDCP	
Decision:	Registered
Date:	16th September 2025
Description:	Rear box dormer

Planning records for: **15 Purwell Lane Hitchin SG4 ONE**

Reference - 83/00557/1	
Decision:	Decided
Date:	11th April 1983
Description:	Erection of single storey rear extension

Planning records for: *15 Purwell Lane Hitchin SG4 ONE*

Reference - 83/00358/1	
Decision:	Decided
Date:	10th March 1983
Description:	Section 53 single storey rear extension

Planning records for: *17 Purwell Lane Hitchin SG4 ONE*

Reference - 16/02320/1HH	
Decision:	Decided
Date:	13th September 2016
Description:	Single storey side and rear extension and removal of existing rear chimney

Planning records for: *18 Purwell Lane Hitchin Herts SG4 ONE*

Reference - 94/01291/1HH	
Decision:	Decided
Date:	30th November 1994
Description:	Single storey side and front extension

Reference - 00/00163/1HH	
Decision:	Decided
Date:	07th February 2000
Description:	Front bay window to facilitate conversion of garage to extra living accommodation

Planning records for: *19 Purwell Lane Hitchin Hertfordshire SG4 0NE*

Reference - 23/01257/FPH	
Decision:	Decided
Date:	31st May 2023
Description:	Raise existing side elevation roof and single storey rear extension.

Planning records for: *26 Purwell Lane Hitchin SG4 0NE*

Reference - 05/01260/1	
Decision:	Decided
Date:	02nd September 2005
Description:	Detached two bedroom dwelling with integral single garage and new vehicular access off Benchley Hill (as amended by drawings received on 25th October 2005)

Reference - 05/01881/1	
Decision:	Decided
Date:	14th December 2005
Description:	Erection of attached two bedroom dwelling with two associated car parking spaces and new vehicular access off Benchley Hill.

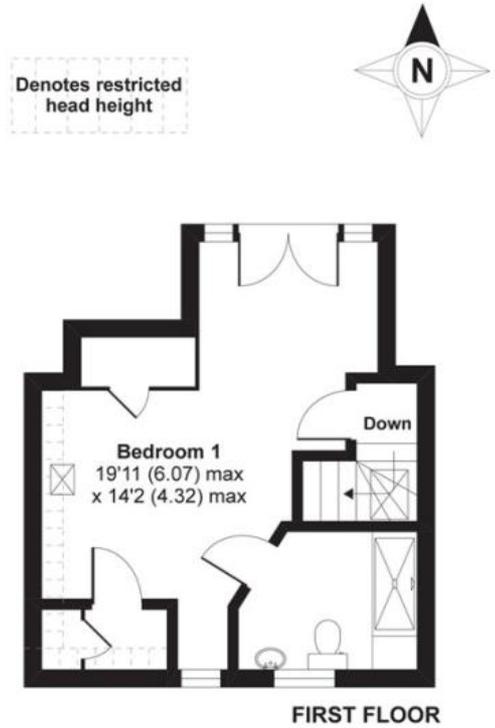
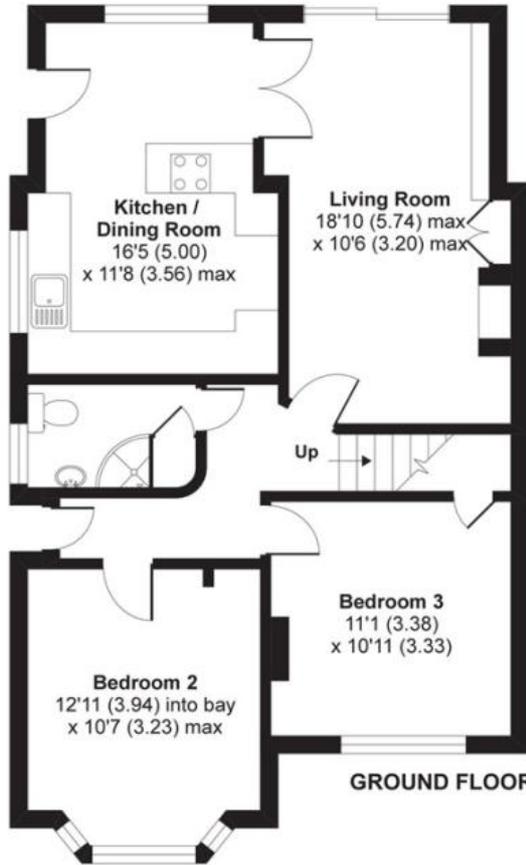
Reference - 05/01886/1	
Decision:	Decided
Date:	14th December 2005
Description:	Link detached two bedroom house with 1 car parking space and new vehicular access off Benchley Hill.





PURWELL LANE, HITCHIN, SG4

APPROX. GROSS INTERNAL FLOOR AREA 1066 SQ FT 99 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Purwell Lane, SG4

Energy rating

D

Valid until 25.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	102 m ²

Building Safety

None specified

Accessibility / Adaptations

Rear and side extensions

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes - Octopus

Gas Supply

Yes - Octopus

Central Heating

Yes - combi boiler

Water Supply

Yes - Affinity

Drainage

Yes - Affinity



Country Properties

Since opening our first branch in 1974, Country Properties have set to break new ground in the estate agency industry. In 2015, Country Properties formed a new partnership with one of the UK's largest estate agency groups, Hunters. This new partnership puts Country Properties streets ahead when it comes to buying and selling property.

We have 15 independently managed branches across Bedfordshire and Hertfordshire. The partnership with Hunters means all our branches also benefit from nationwide publicity meaning your property reaches more potential buyers.

Country Properties looks forward to welcoming you at your local branch in the near future.



Paul Hurren | Valuation Manager

Paul has been with Country Properties for 8 years as a sales negotiator and is our expert in the local flats/apartments market. With over a decade worth of experience in both the Bedfordshire and Hertfordshire property markets Paul is best placed to accurately value your home.

Testimonial 1



I had such a positive experience with Country Properties. I had to move very quickly and everyone I dealt with there (in particular Kali, Chloe and Becky) could not have been more helpful. They were reassuring and worked hard to make things work for me and be patient with my stressy phone calls! I've had appalling experiences with agents before and they were the absolute opposite of that, and so understanding of my position. I really recommend

Testimonial 2



Country Properties did a great job selling my flat in Hitchin. Excellent communication from everyone in the office even during lockdown and Becky ensured the sale went as smoothly as possible!

Testimonial 3



An excellent service from the Hitchin branch of country properties when both selling and buying. Would highly recommend!



/countryproperties



/countrypropHQ

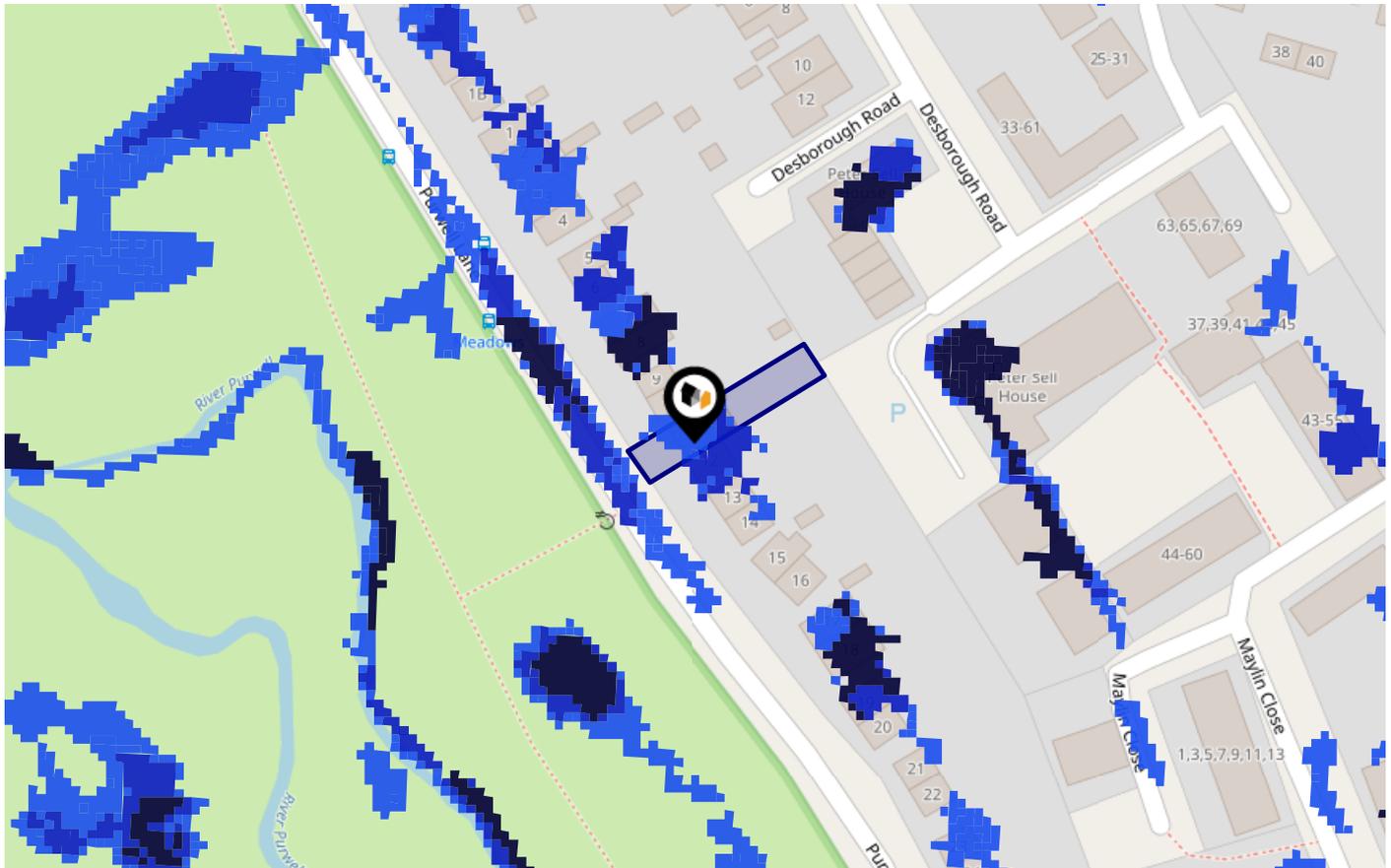
Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: **Low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

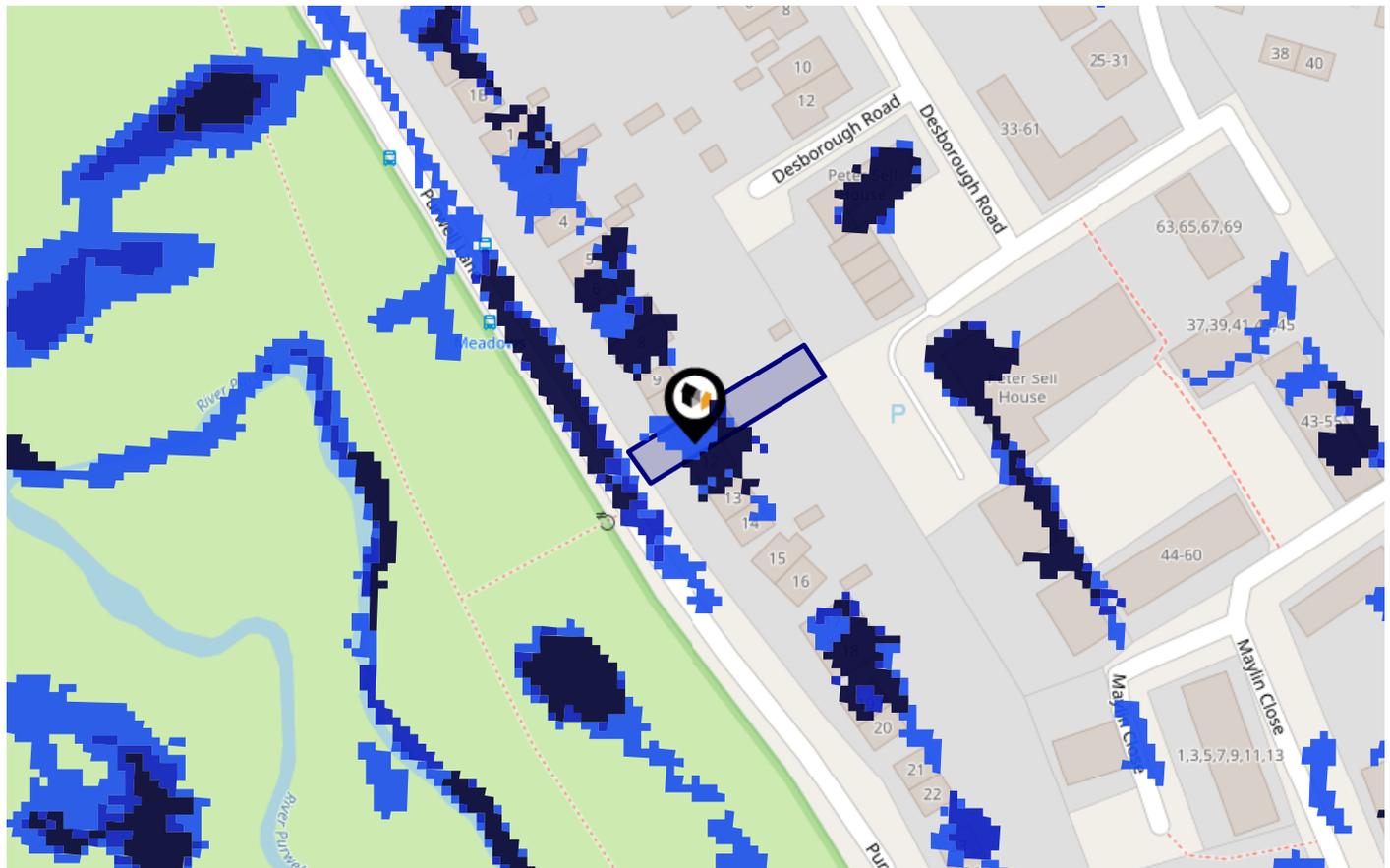
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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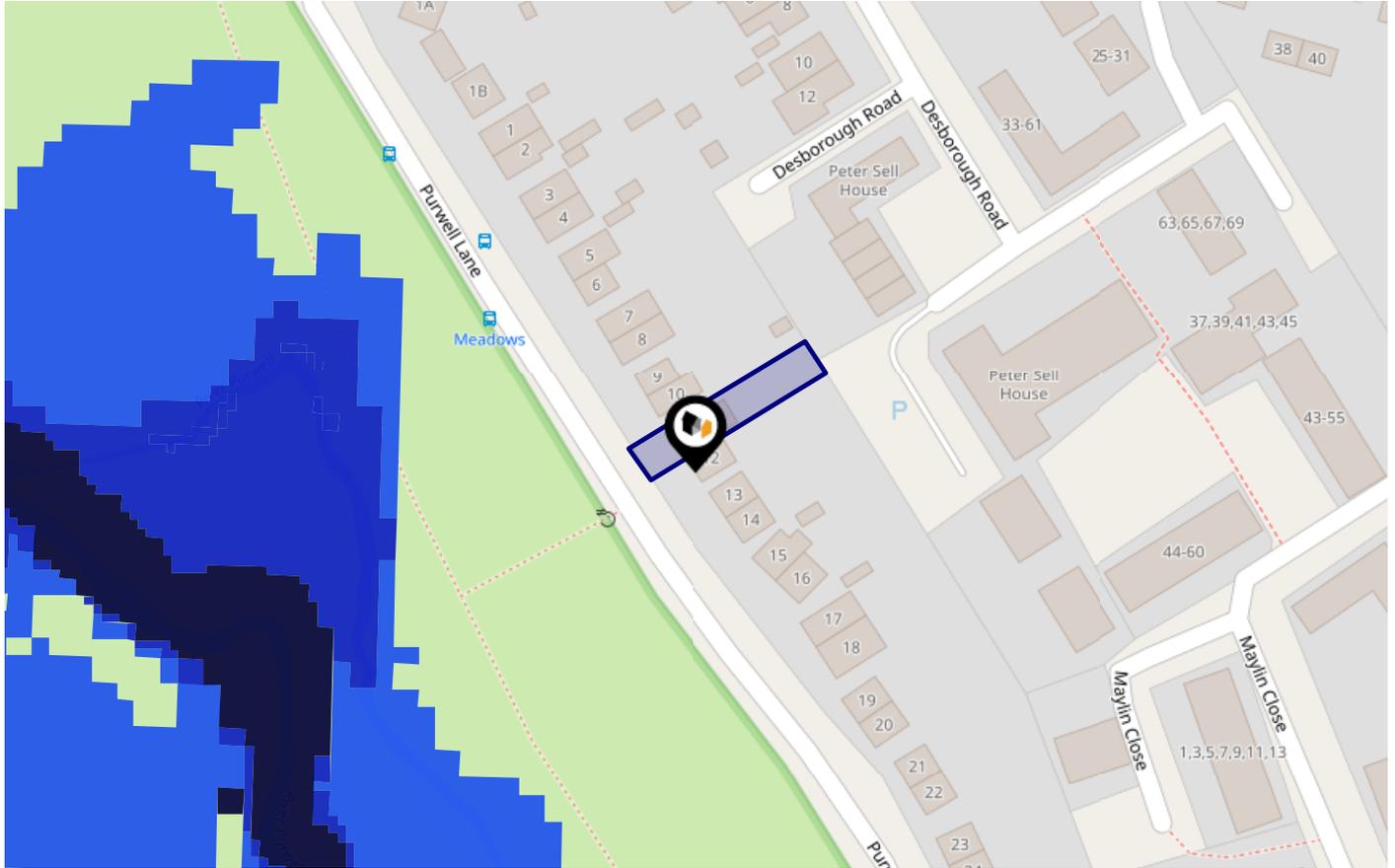
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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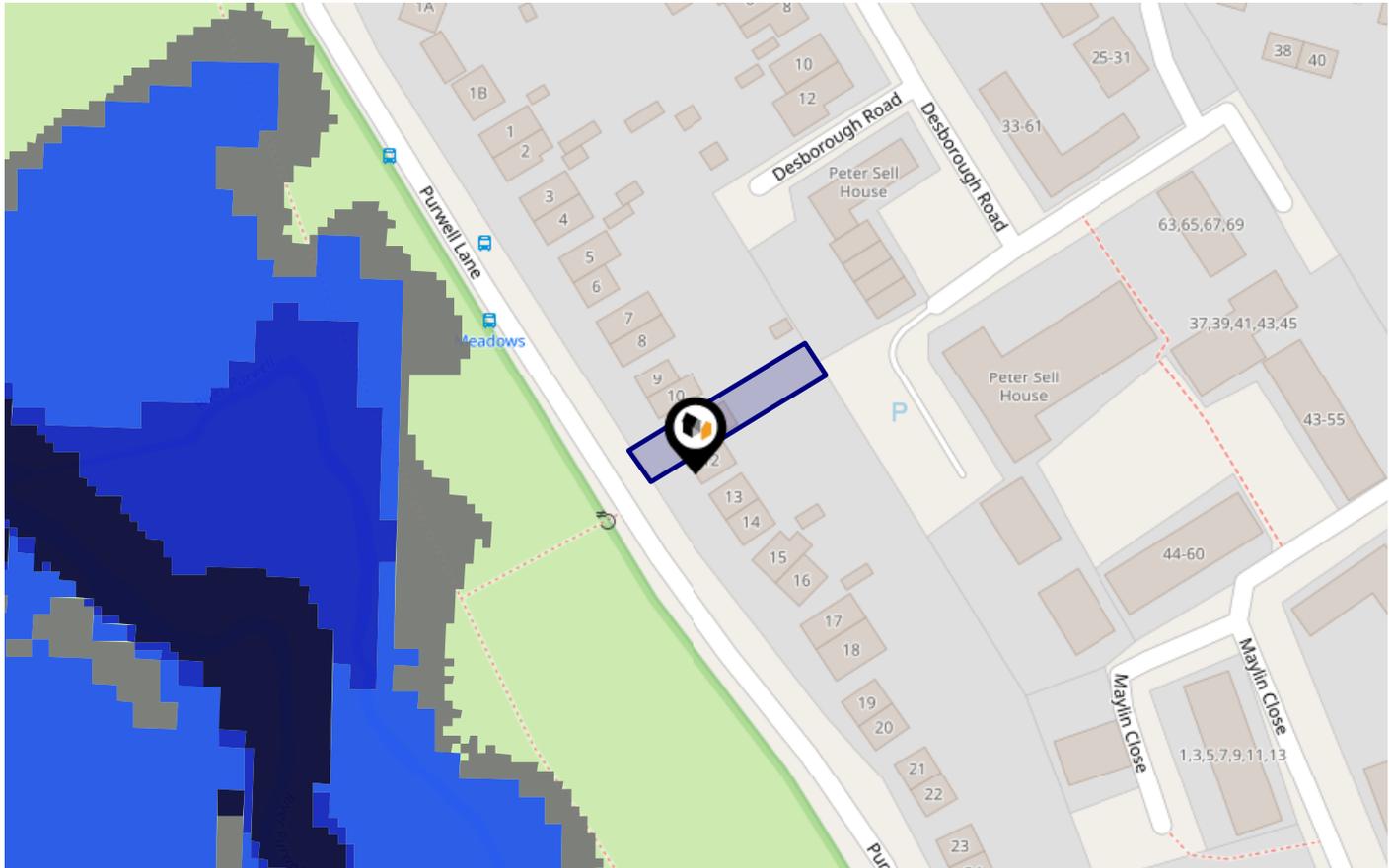
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

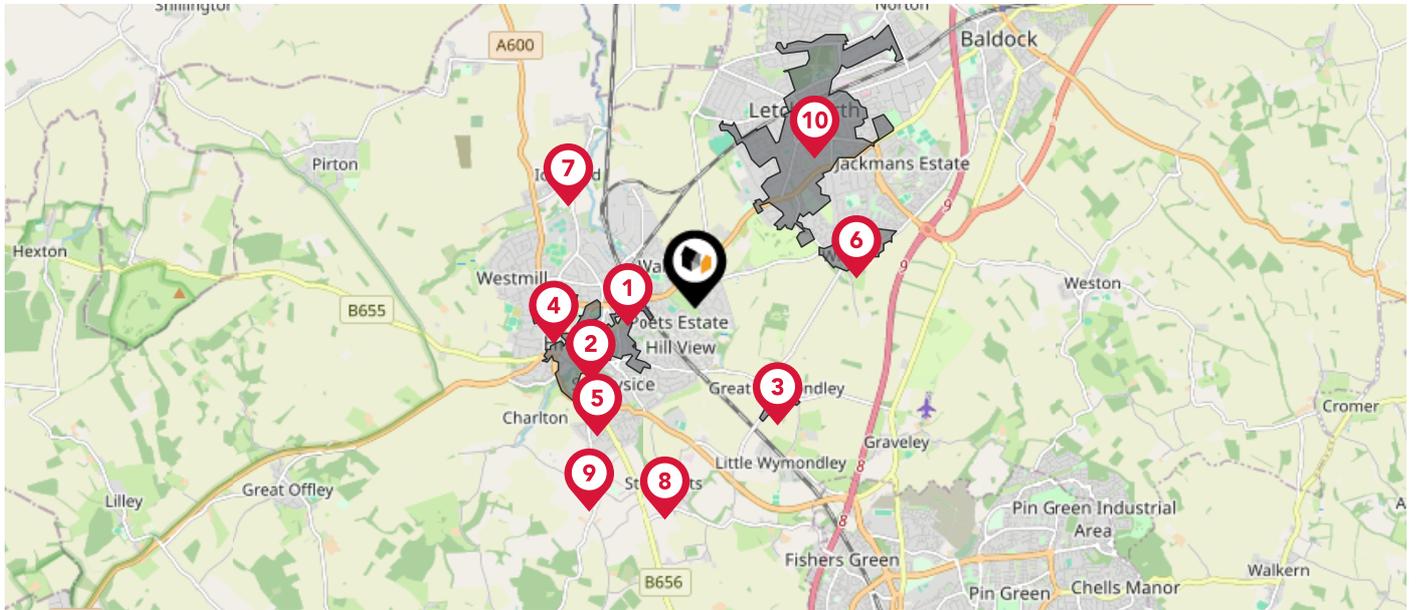
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Chance of flooding to the following depths at this property:



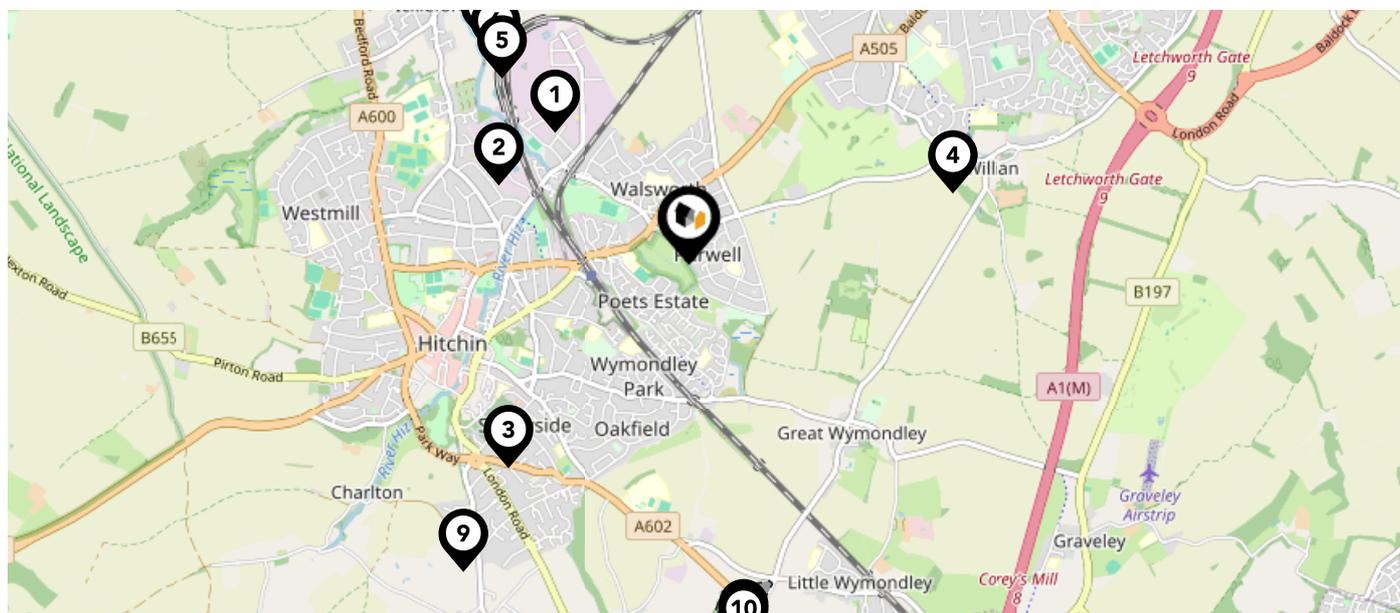
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Hitchin Railway and Ransom's Recreation Ground
- 2 Hitchin
- 3 Great Wymondley
- 4 Butts Close, Hitchin
- 5 Hitchin Hill Path
- 6 Willian
- 7 Ickleford
- 8 St Ippolyts
- 9 Gosmore
- 10 Letchworth

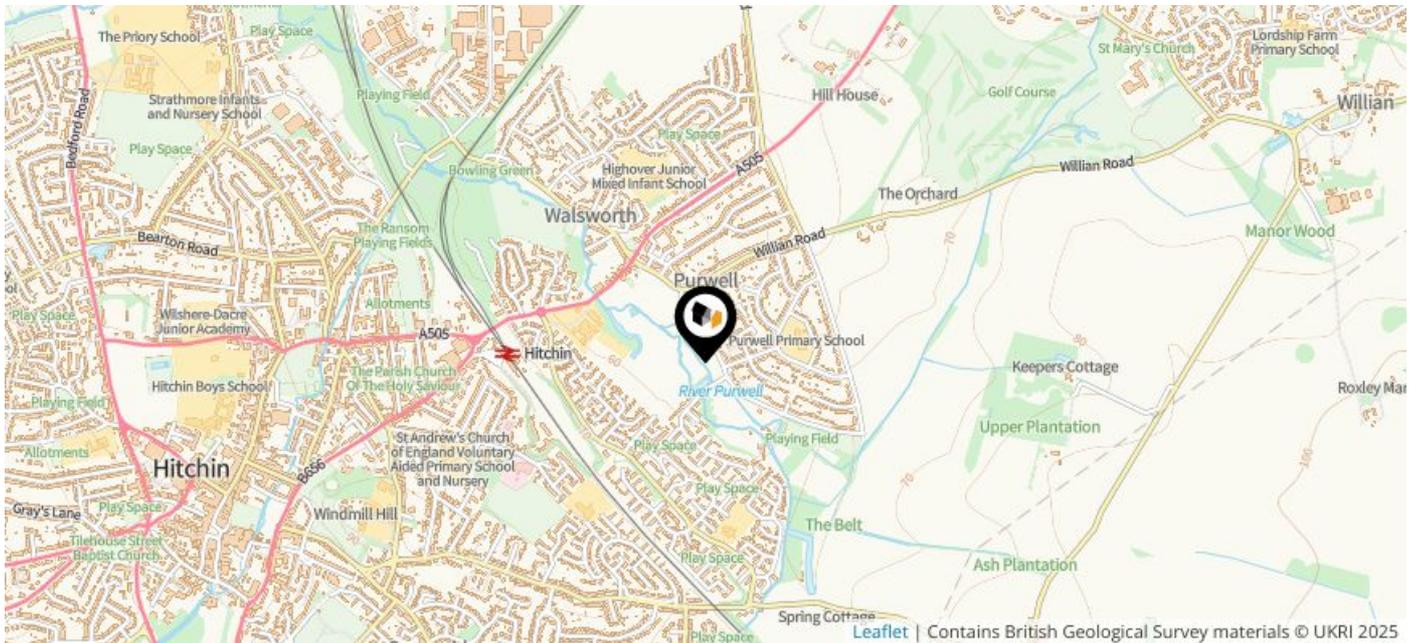
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
2	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill
3	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill
4	Willian Road-Letchworth, Hertfordshire	Historic Landfill
5	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill
6	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill
7	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
8	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
10	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



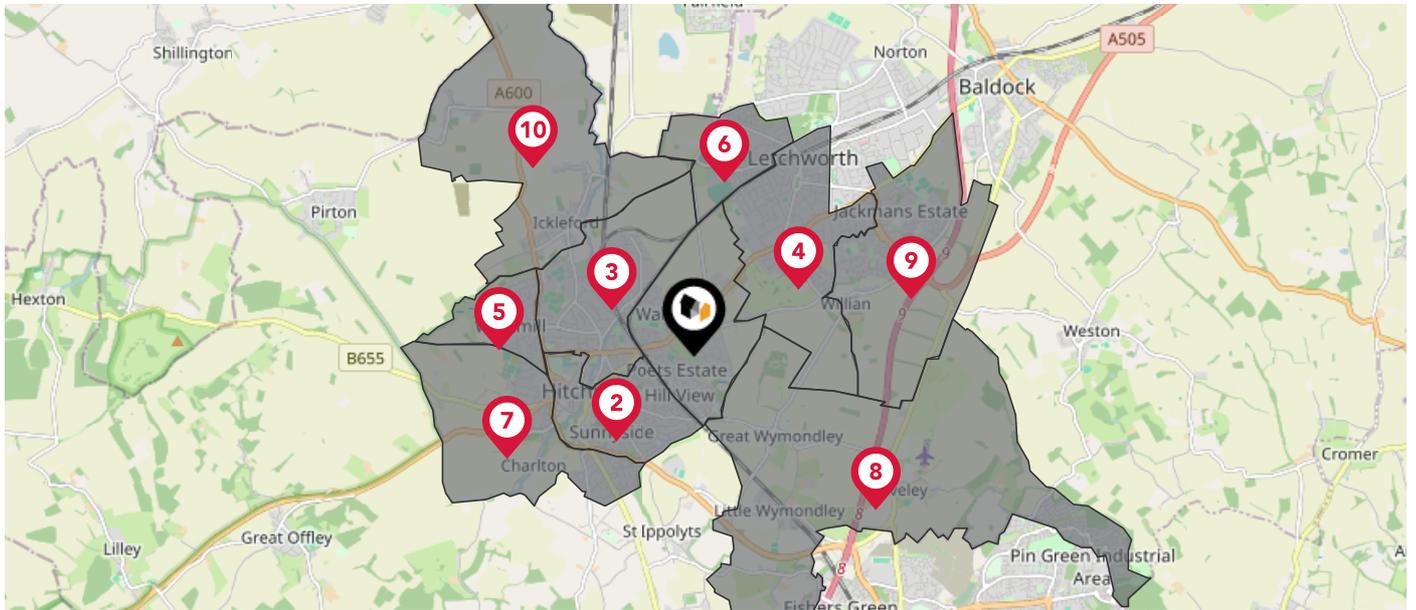
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

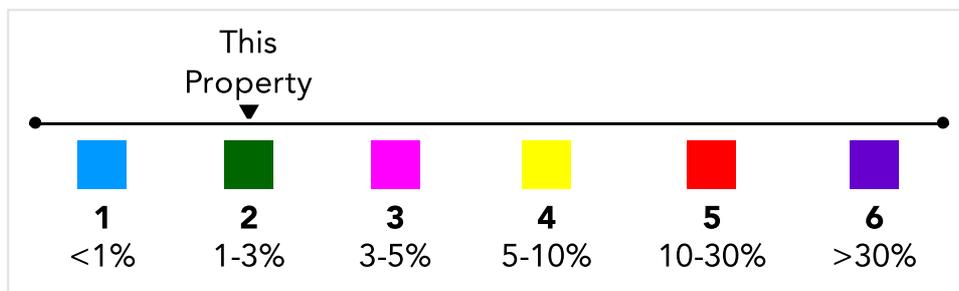
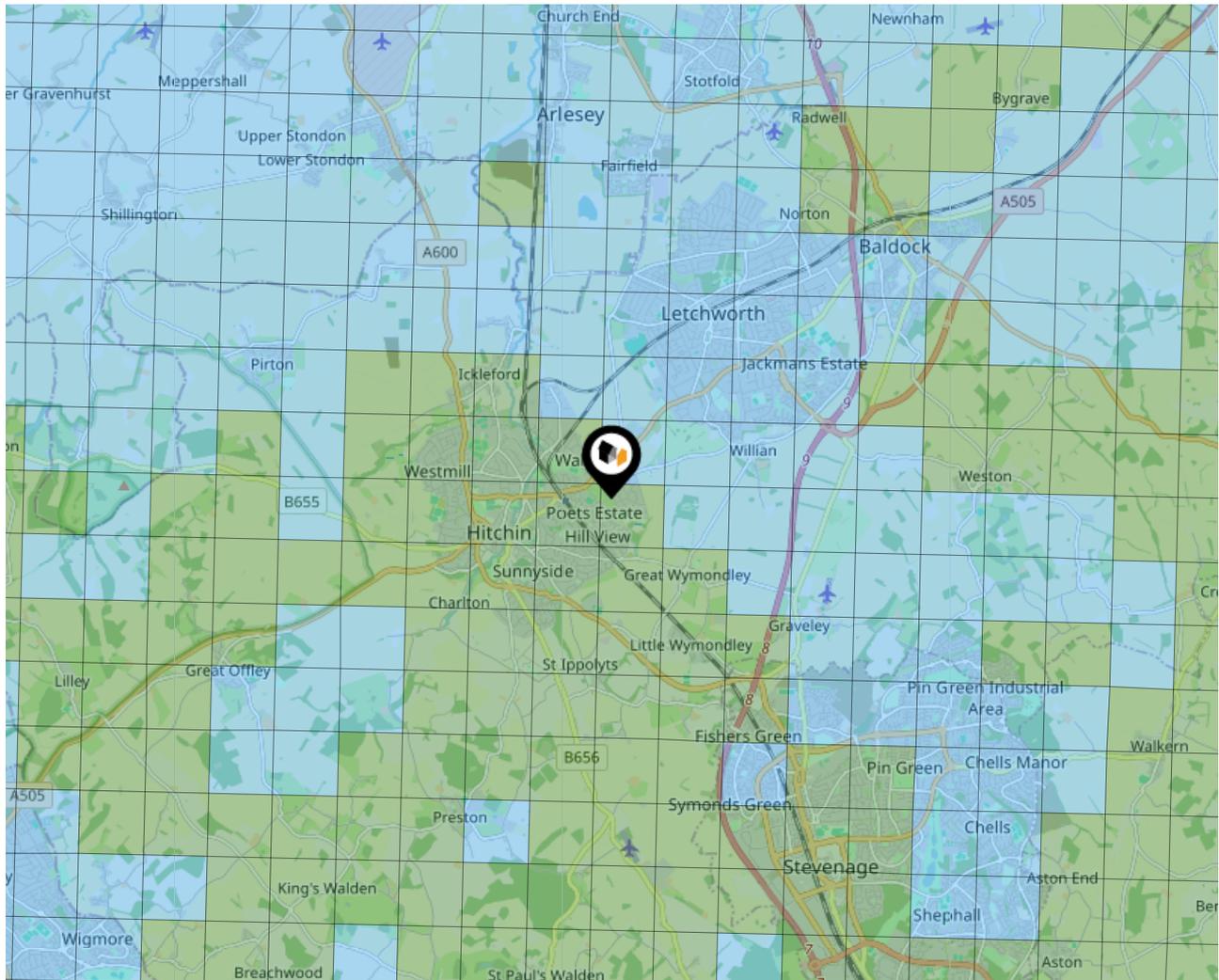


Nearby Council Wards

- 1 Hitchin Walsworth Ward
- 2 Hitchin Highbury Ward
- 3 Hitchin Bearton Ward
- 4 Letchworth South West Ward
- 5 Hitchin Oughton Ward
- 6 Letchworth Wilbury Ward
- 7 Hitchin Priory Ward
- 8 Chesfield Ward
- 9 Letchworth South East Ward
- 10 Cadwell Ward

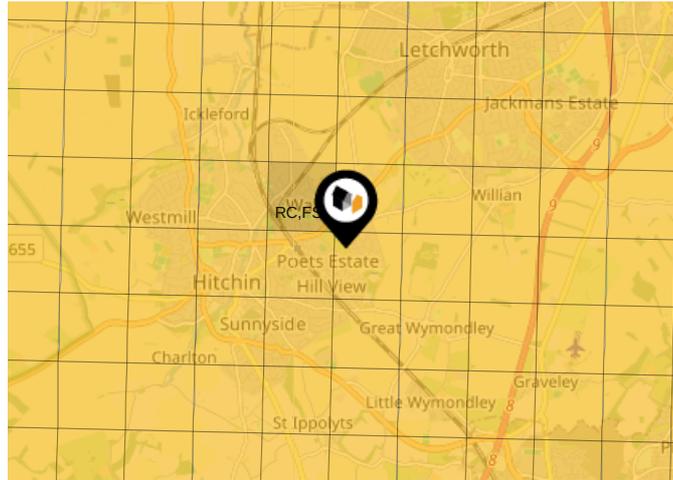
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

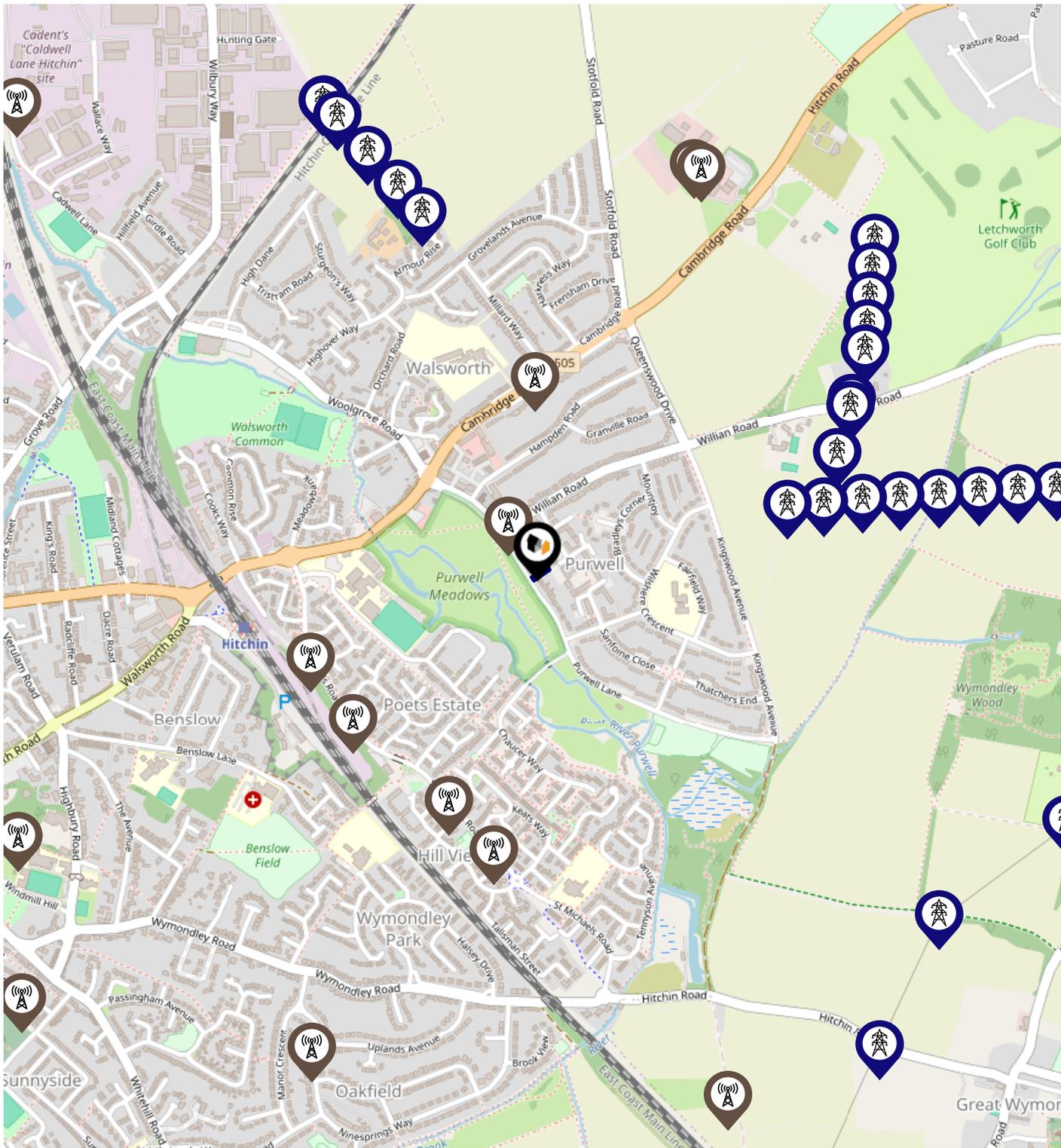
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

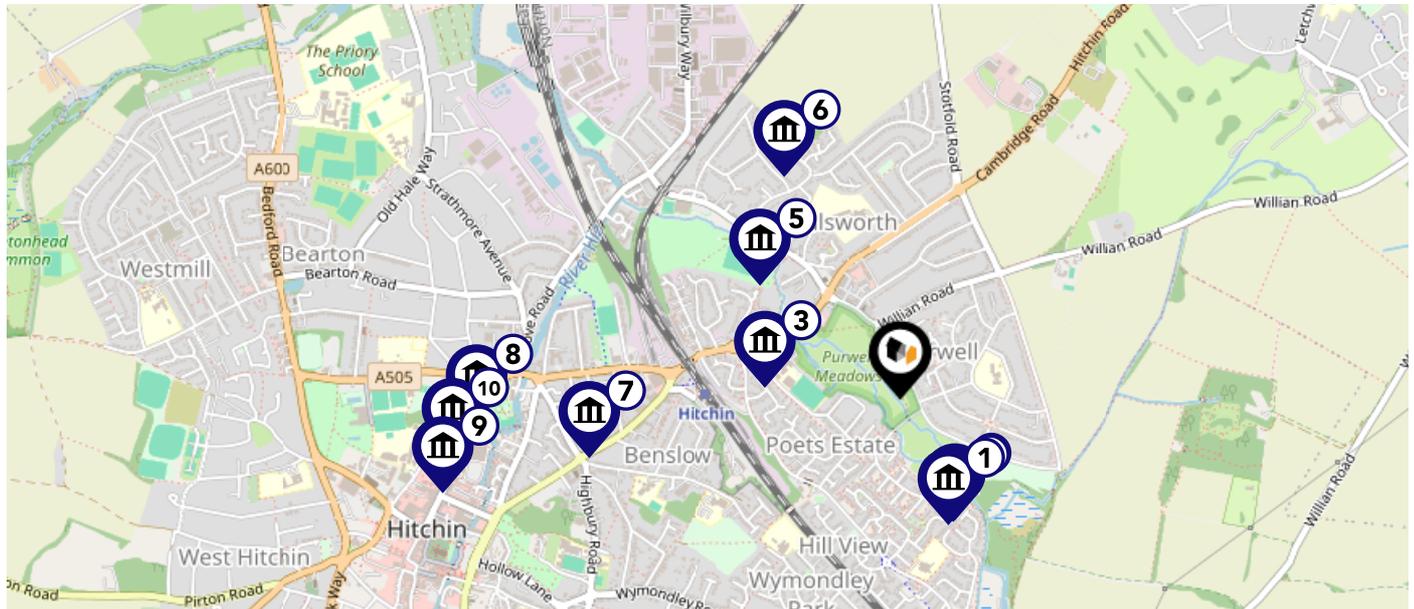
Local Area Masts & Pylons



Key:

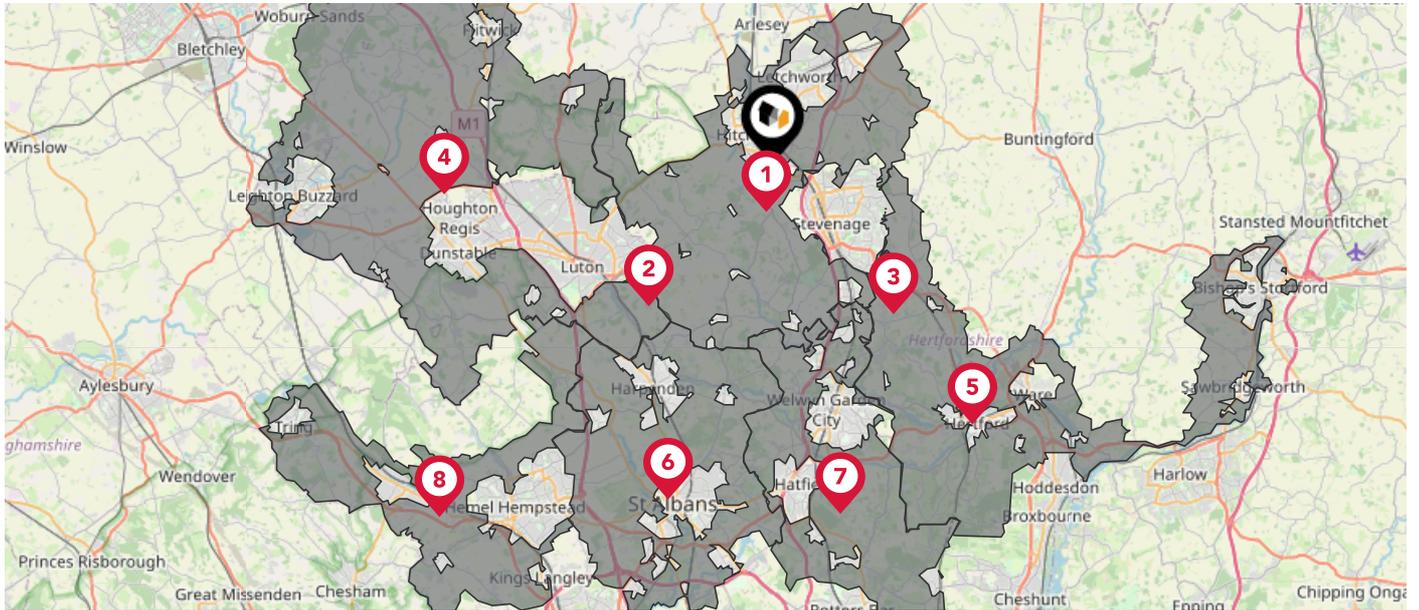
-  Power Pylons
-  Communication Masts

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



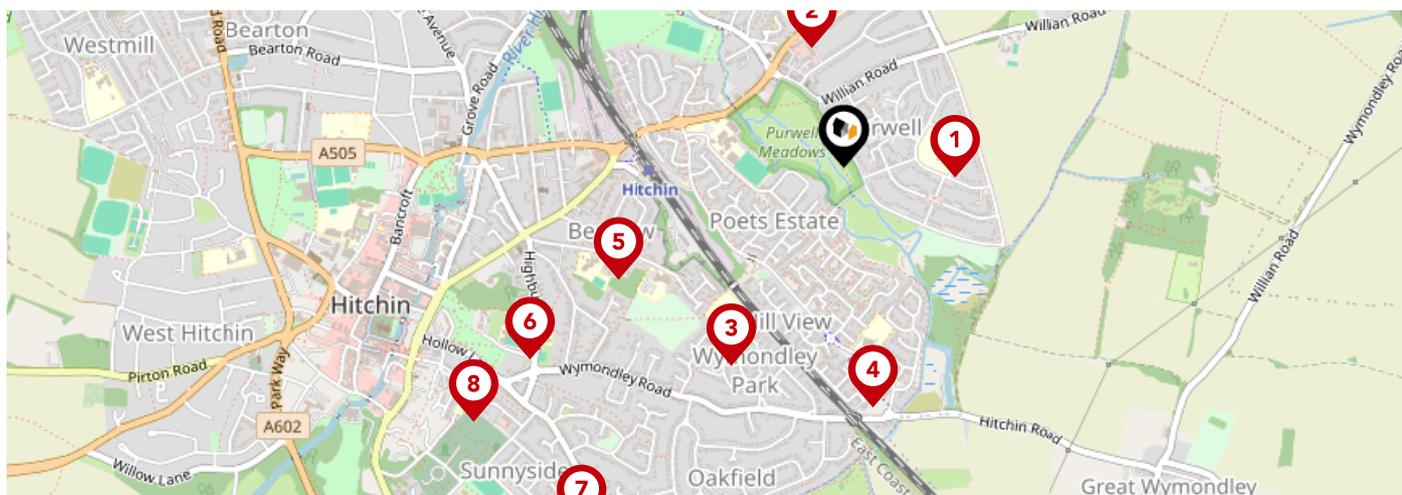
Listed Buildings in the local district	Grade	Distance
 1296130 - Mill Cottage At Purwell Farm	Grade II	0.3 miles
 1347596 - Purwell Mill	Grade II	0.3 miles
 1296215 - Walsworth House	Grade II	0.3 miles
 1102180 - Mill House	Grade II	0.3 miles
 1347608 - 91, Woolgrove Road	Grade II	0.4 miles
 1452743 - Threshing Barn At Highover Farm	Grade II	0.6 miles
 1102182 - Church Of The Holy Saviour	Grade II	0.7 miles
 1347594 - Frythe Cottages	Grade II	0.9 miles
 1172987 - 34, Bancroft	Grade II	1.0 miles
 1347577 - 53, Bancroft	Grade II	1.0 miles

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

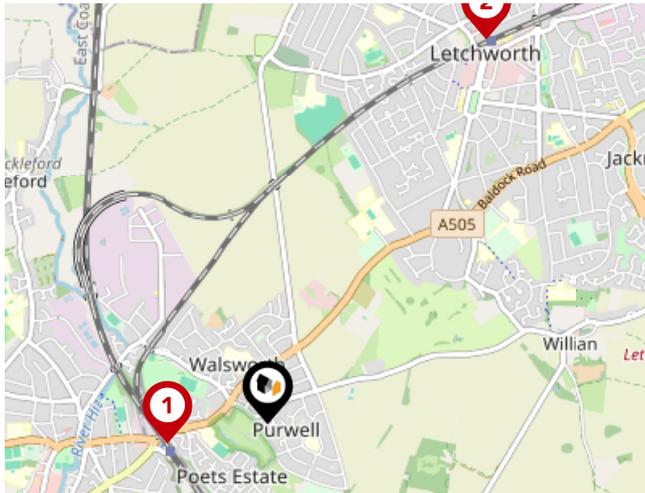
-  London Green Belt - North Hertfordshire
-  London Green Belt - Luton
-  London Green Belt - Stevenage
-  London Green Belt - Central Bedfordshire
-  London Green Belt - East Hertfordshire
-  London Green Belt - St Albans
-  London Green Belt - Welwyn Hatfield
-  London Green Belt - Dacorum



		Nursery	Primary	Secondary	College	Private
1	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Highfield School Ofsted Rating: Good Pupils: 998 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.46 miles
2	Letchworth Rail Station	2.03 miles
3	Letchworth Rail Station	2.04 miles



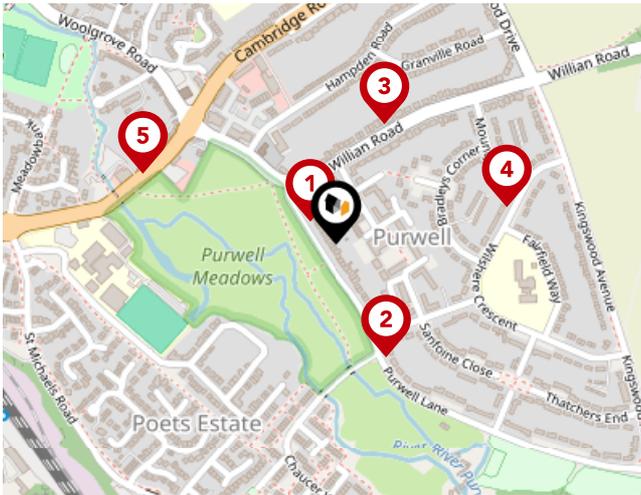
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.25 miles
2	A1(M) J9	2.17 miles
3	A1(M) J10	4.49 miles
4	A1(M) J7	5.02 miles
5	A1(M) J6	8.95 miles



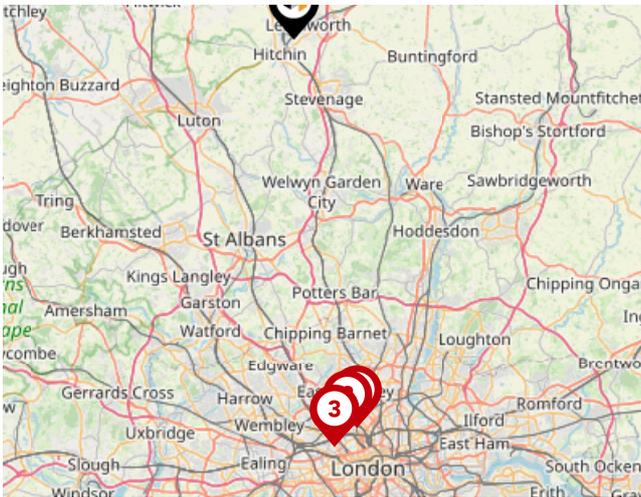
Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.41 miles
2	Cambridge	25.16 miles
3	Stansted Airport	22.33 miles
4	Silvertown	33.78 miles



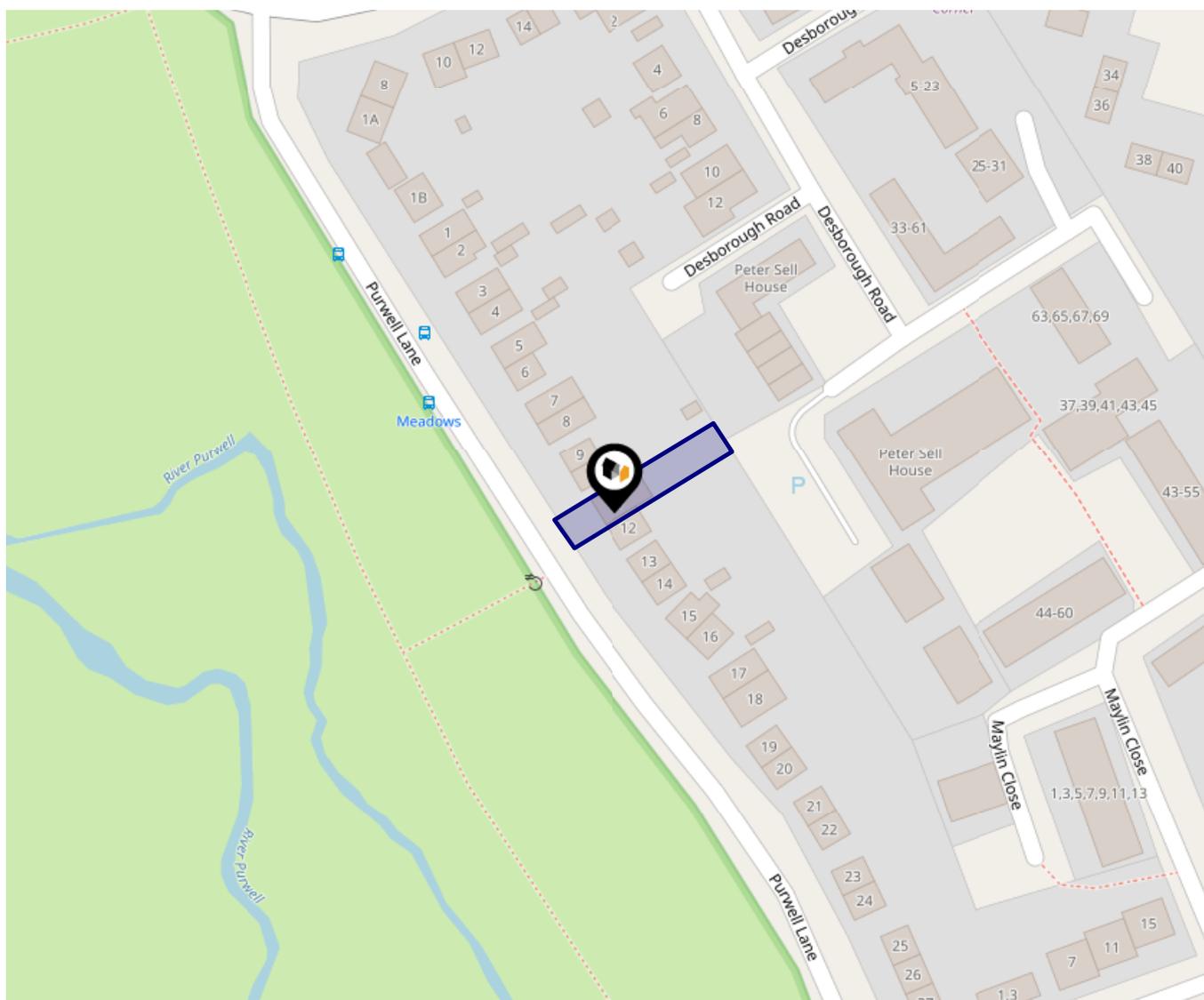
Bus Stops/Stations

Pin	Name	Distance
1	Meadows	0.04 miles
2	Chaucer Way	0.14 miles
3	Desborough Road	0.15 miles
4	Mountjoy	0.2 miles
5	Purwell Meadows	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Camden Lock Waterbus	28.96 miles
2	London Zoo Waterbus Stop	29.22 miles
3	Little Venice Waterbus Stop	30.1 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Country Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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